

HARDSCAPE

GUIDELINES FOR HARDSCAPE:

- Prior to the 20th century, most walkways, streets, etc. were composed of softscape – essentially dirt, grass, weeds, etc. Hardscapes were not common and many streets in Marblehead’s Old & Historic district remained dirt until the 1950’s. Converting publicly visible soft-scape to hardscape, or changing existing hardscape materials on a property, is subject to review for historical appropriateness by OHDC.
- When new hardscape abuts public or private lands, an application must include the following:
 - A property survey less than one (1) year old, stamped and signed by a Massachusetts registered surveyor. The survey shall be drawn to scale and shall show the entire property as well as the footprints of all structures on the property. A scaled facsimile of the property survey is permitted in lieu of an original.
 - A scaled site plan, including all relevant property setbacks, the proposed parking area/ driveway with dimensions, and identification of all hardscape features (walks, walls, fences, steps, etc.) and their respective materials that comprise the proposed work. At least 1 individual parking space shall be indicated. Spaces shall be drawn as 9ft. x 18ft. rectangles and may not overlap. If the area of work encompasses an existing or new grade change in excess of (1’) one foot, topographic contours of existing and proposed grades shall be included in (6”) 6 inch vertical increments.
 - A minimum of one (1) color photograph showing the area of proposed work.
- Materials
 - Materials that are generally historically appropriate include:
 - natural stone
 - water-struck brick surfaces, including ribbons
 - cobbles
 - native pea stone
 - Size: ¼”-3/4”
 - Materials that are generally not historically appropriate include:
 - concrete or artificial "pavers"
 - river stones
 - asphalt
 - concrete, including surfaced aggregate